

KNOW ALL MEN BY THESE PRESENTS, that **Square Bitness Lifestyle Enterprises LLC**, whose address is **P.O. Box 11212, Killeen, TX 76549**, being the owner of a called 0.115 acre tract in a Warranty Deed dated March 8, 2023 to Square Bitness Lifestyle Enterprise LLC, described in Attachment 'A' being of record under Instrument No. 2023009827, Official Public Records of Real Property, Bell County, Texas (O.P.R.P.B.C.T.), which is more fully described in the dedication of **SBLE ADDITION** as shown by the plat hereof, attached hereto, and made a part hereon, and approved by the City of Killeen, Bell County, Texas, does hereby adopt said **SBLE ADDITION** as an addition to the City of Killeen, Bell County, Texas, and hereby dedicates to said city all streets, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Killeen. The utility and drainage easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities and drainage utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 5 day of May, 2023.

Terrance L. Williams
 For: **Square Bitness Lifestyle Enterprises LLC**,
 Terrance Williams (Owner)

Before me, the undersigned authority, on this day personally appeared **Terrance Williams (Owner)**, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the representative of the property described hereon.



Baychel Luann Colon
 NOTARY PUBLIC STATE OF TEXAS

APPROVED this the 25 day of May, 2023, by the Planning Director of the City of Killeen, Bell County,

William Davis
 PLANNING DIRECTOR

Garrett Mott
 PLANNING ASSISTANT

KNOW ALL MEN BY THESE PRESENTS,

That I, Robert E. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Killeen, Texas, and this subdivision is within the City Limits of Killeen, Texas.



Robert E. Mitchell
 Registered Professional
 Land Surveyor, No. 5801

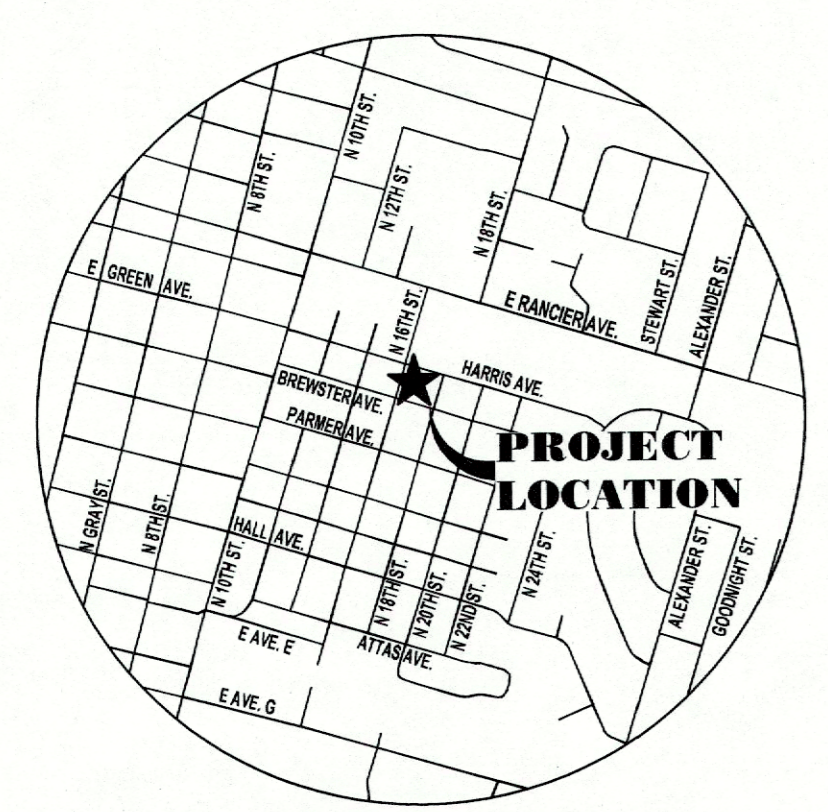


NOTES:

- Bearings are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96), as determined by Leica Texas SmartNet GPS observations.
- All distances are horizontal grid distance, unless noted. The combined scale factor (CSF) is 1.0001168. Surface distance = Grid distance x CSF
- This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C280E, effective date September 26, 2008 for Bell County, Texas.
- Water impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$1,161 per service unit. Wastewater impact fees are hereby assessed and established in accordance with City of Killeen Ordinance No. 21-015 at a rate of \$418 per service unit. Impact fees shall be paid at the time of building permits.
- Unable to verify right of way width of N 16th Street. Not enough existing monuments along the right of way were found.
- Lot size regulation are based on the North Killeen Revitalization Program, Ordinance 20-050 adopted by City Council September 22, 2020.
- Minimum lot size for existing non-conforming properties: 3,600 sq. ft. No Zoning Board of Adjustment approval needed.
- Building setbacks may be reduced to 5 foot side lot, 10 foot rear lot, 20 foot front lot.
- Park development fees are not required in accordance with Sec. 26-129(B)(2)

REFERENCE TIES

- △ to △ N11°19'37"W-105.75'
- △ to △ N11°39'05"W-105.72'
- △ 1/2" iron rod found with M&A cap
- △ 1/2" iron rod found with M&A cap
- △ 1" iron pipe found
- △ 1" pipe found



AFFIDAVIT:
 The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.
 Dated this 17th day of May, 2023 A.D.
 By: [Signature]
 Bell County Tax Appraisal District

FILED FOR RECORD this 17th day of June, 2023
 Plat Records of Bell County, Texas, and Dedication Instrument # 2023-024659
 Official Records of Real Property, Bell County, Texas

No.	DATE	REMARKS	BY
1	5/25/2023	CITY OF KILLEEN COMMENTS	FRB
			BT

SBLE ADDITION
 KILLEEN, BELL COUNTY, TEXAS
FINAL PLAT

SHEET TITLE:

MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 N. COLLEGE
 KILLEEN, TEXAS 76541
 PHONE: (254) 634-5541
 FAX: (254) 634-2141
 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
 T. B. L. S. FIRM REGISTRATION NO. 100204-00

DWG. No. 23-024-05-1
 DRAWN BY: FRB
 DATE: APRIL 2023
 SCALE: AS SHOWN
 FB/AB: 2017/25
 AREA: 0.114 Ac.

1 LOT
 1 BLOCK
 100204-00

SHEET P1

Inst # 2023-024659